

Wzannes

View Impact Analysis Report
SSDA
Sydney Metro and Martin
Place Station Precinct

Prepared for
Macquarie Corporate Holdings Pty Limited
May 2017



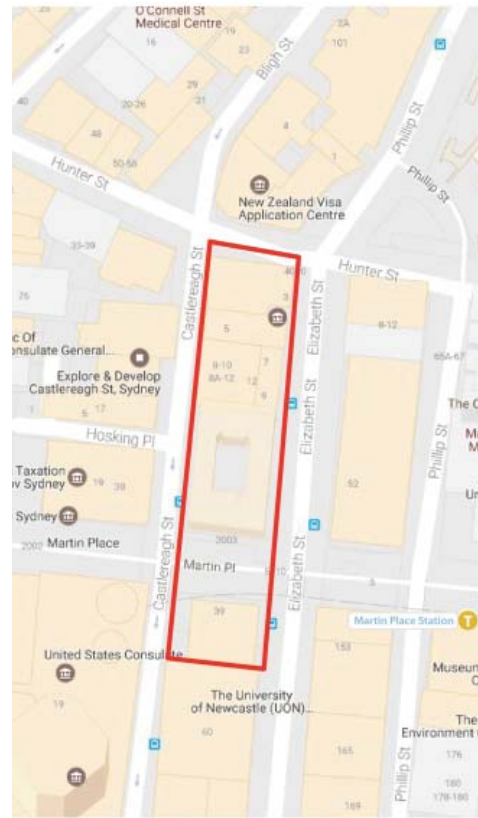
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Introduction

01



The Precinct

Figure 1_Location map of the Precinct (Source: Google maps and JBA)



The Site

Figure 2_Aerial photo of the North and South Site (Source: Nearmap and JBA)

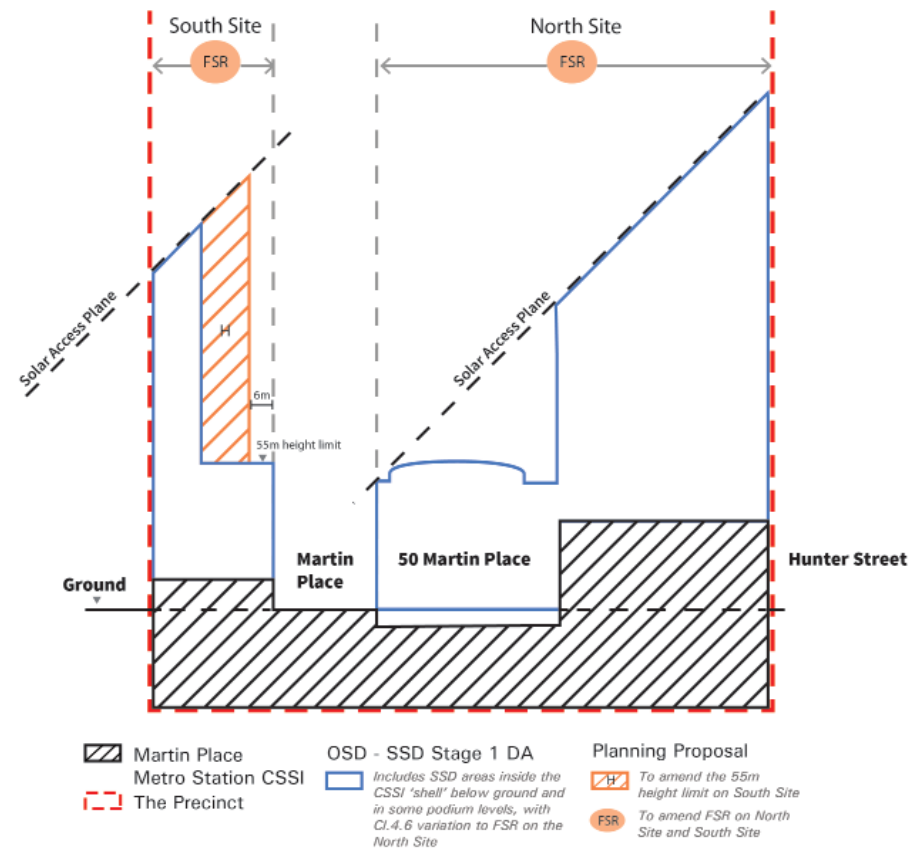


Figure 3_Diagram describing proposed planning process (Source: JBA)

Introduction

This report considers the visual and view impacts in relation to the Sydney Metro Martin Place Station Precinct project with regards to a Stage 1 State Significant Development (SSD) Development Application for two Over Station Development commercial towers (SSD 17_83510).

This report has been prepared by Tzannes on behalf of Macquarie Corporate Holdings Pty Limited.

This report seeks to examine and assess the visual impact of the proposed development as described by the proposed built form envelope.

Introduction

Introduction, Location, Methodology

The Precinct

The Sydney Metro Martin Place Station Precinct (the Precinct) project relates to the following properties (refer to Figure 1):

50 Martin Place, 9 – 19 Elizabeth Street, 8 – 12 Castlereagh Street, 5 Elizabeth Street, 7 Elizabeth Street, and 55 Hunter Street (North Site);
39 – 49 Martin Place (South site); and
Martin Place (that part bound by Elizabeth Street and Castlereagh Street).

The land the subject of this application relates only to the North and South site (refer to Figure 2).

The land acquired for the Sydney Metro Martin Place Station is the same as for the Macquarie proposal, except that the Macquarie proposal includes the two properties north of Martin Place owned by Macquarie, namely 50 Martin Place and 9-19 Elizabeth Street.

Located close to the centre of the Sydney CBD, the Precinct comprises of the entire City block bounded by Hunter Street, Elizabeth Street, Martin Place and Castlereagh Street; that portion of Martin Place located between Elizabeth Street and Castlereagh Street and the northern most property in the block bounded by Martin Place, Elizabeth Street, Castlereagh Street, and King Street. Together it constitutes an above ground site area of approximately 9,400 square metres, with a dimension from north to south of approximately 210 metres and from east to west of approximately 45 metres. It incorporates a significant portion of one of Sydney's most important public spaces – Martin Place.

Methodology

The view and analysis studies contained within this report have been produced by Arterra Interactive. Tzannes has provided urban design and view impact analysis based on the view impact studies prepared by Arterra.

Appropriate views have been selected to show the proposed envelope in the immediate context of the precinct as well as the proposal in the context of distant views of the city skyline.

Further modelling of the proposed envelopes as defined by the urban design principles in the urban design report have been overlaid on the envelope drawings in the conclusion of this document.

Commentary provided by Arterra Interactive,

Anthony MacDonald is the Owner and Managing Director of Arterra Interactive and has 20 years experience working in the Architectural 3D modelling and Visualisation industry.

Arterra Interactive was engaged by Macquarie Corporate Holdings Pty Ltd to provide accurate photomontages illustrating the proposed and compliant envelopes for the above project.

The accuracy of the photomontages is based on the following 2D/ 3D CAD data:

1. 2D CAD drawings and 3D CAD models of the proposed and compliant enveloped provided by the architects.
2. Linker Surveying was responsible for surveying of all camera locations and supplied accurate 3D survey data including camera locations and existing site survey.
3. Arterra Interactive does not accept responsibility for the accuracy of this base information.
4. The Arterra Interactive Sydney CBD model was used to assist with accurate camera matching. The Sydney CBD model is derived from accurate survey data.

Arterra Interactive has prepared the photomontages as follows:

1. *Photographs have been taken showing the current and unchanged views (existing photograph), from the same viewing point as that of the photomontage, using the following camera details:*
 - a. *Type: SONY ILCE-7R (Full frame sensor)*
 - b. *Lens: Canon 35mm & 24mm.*
2. *The existing photographs have not been altered.*
3. *We have not used zoomed lenses or stitched photos. Arterra Interactive accepts no responsibility for lens selection.*
4. *We confirm accurate survey data was used to prepare the photomontages. In particular, we confirm that survey data was used:*
 - a. *For depiction of existing buildings or existing elements as shown in the wire frame; and*
 - b. *To establish an accurate camera location and RL of the camera.*
5. *A registered surveyor was employed to prepare the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained. This person attended the site and surveyed:*
 - a. *Camera locations and height at ground level; and*
 - b. *Existing structures and elements on site.*
6. *The views contained in this report are taken at street level with base photography taken at eye height (approximately 1600mm above ground level) from prominent locations surrounding the site.*
7. *The registered surveyor employed is:*

Mark J Andrew. General Manager - Operations. Linker Surveying.



Proposed Built Form Envelope

02

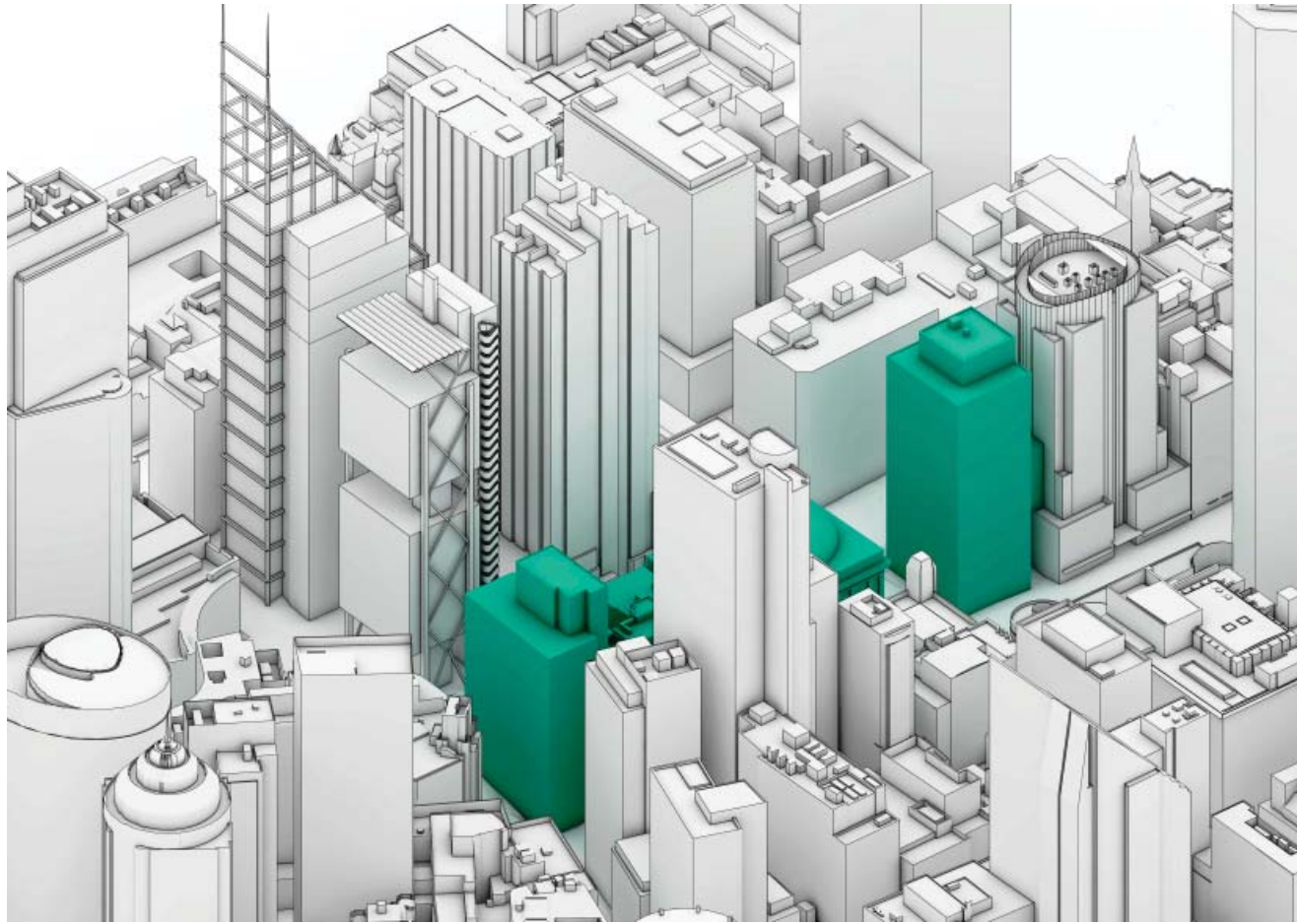


Figure 1_Existing building



Figure 2_Proposed SSD DA Envelope (SSD 17_8351)

Proposed Built Form Envelope

The diagrams describe the existing precinct in context and the proposed SSD DA.

This envelope has been defined by solar access controls set out by The City of Sydney, and proposed setbacks to Martin Place.

This envelope describes the maximum envelope within which any future development must sit. It does not describe a building form as such. There are many possible massing options that may sit within this envelope with more detailed articulation and with a lesser visual impact.



Key Public Views

03

Key Public Views

Map illustrating location of key views

Key Public and Private Views

The City of Sydney defines a number of key protected views within the city. These relate to views from Observatory Hill and east and west along Martin Place (refer to Figure 1. Precinct located on Diagram C_49 extracted from Central Sydney Planning Strategy 2016 - Appendix C). Of particular significance to the precinct are the views of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. Although the precinct overlaps with the view cones described in this diagram the above ground built form does not impact on these views.

More broadly and in Section 3.2.1.2 of the Sydney DCP 2012 the City of Sydney establishes guidelines for private developments and their relationship to public views:

(1) Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments including public statues, sculptures and art.

(2) Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments by using buildings to frame views. Low level views of the sky along streets and from locations in parks are to be considered.

An analysis of the precinct and its surrounds reveals that it is generally isolated from any nearby sensitive residential developments and the proposed building envelopes will not have any direct adverse impact on views from nearby residential dwellings.

The views have been selected in consultation with the Government Architect, Department of Planning, City of Sydney and the Sydney Metro and Martin Place Station Precinct design team. They seek to demonstrate the impact of the proposed development from the perspective of the public domain adjacent to the precinct. These views concentrate on the proposal's impact on the definition of streets, key public spaces and local heritage items. The impact of the proposal on the city skyline is also considered from key relevant vantage points around the city.

The precinct consists of five major spaces. These include Martin Place, Chifley Square, Elizabeth Street, Castlereagh Street and the City Skyline. The view analysis drawings are grouped and discussed in the context of these spaces as shown on the adjacent plan (figure 2)

Key Public Views

3.1 Martin Place

Overview



Existing Situation

Martin Place contains some of the key views protected by the City of Sydney. These protected views are of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. (refer to Figure 1. Precinct located on Diagram C_49 extracted from Central Sydney Planning Strategy 2016 - Appendix C). These views are all maintained in the current situation. The existing building on the South Site is set back from the predominant street line and taller than the podium buildings that typically define Martin Place. The existing building at 50 Martin Place typifies these attributes and provides significant contribution to the character of Martin Place.

The North Site is not visible from Martin Place except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.

Figure 2_Key Views - Location Map

Key Public Views

3.1 Martin Place

Overview

Impact and Commentary

The proposed envelope for the South Site has a positive impact on the definition and character of Martin Place. It re-instates both the existing street alignments and the principal of a podium that reflects the predominant podium heights of Martin Place. This relationship will be further enhanced by the implementation of the urban design principals which propose a more direct relationship in podium heights between the south tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control. The SSDA's envelope maintains the 25m setback proposed for above podium towers for Martin Place. This setback is inconsistent with towers to the east of Martin Place.

For these reasons, whilst we are of the opinion that the setback for the tower to Martin Place is too large, the proposed envelope results in a neutral – positive view impact.

Key Public Views

View A

24mm lens

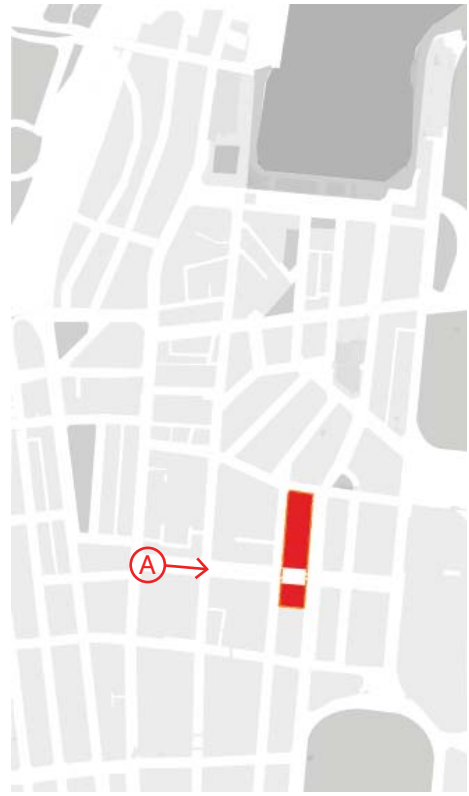


Figure 1_Key



Figure 2_Existing

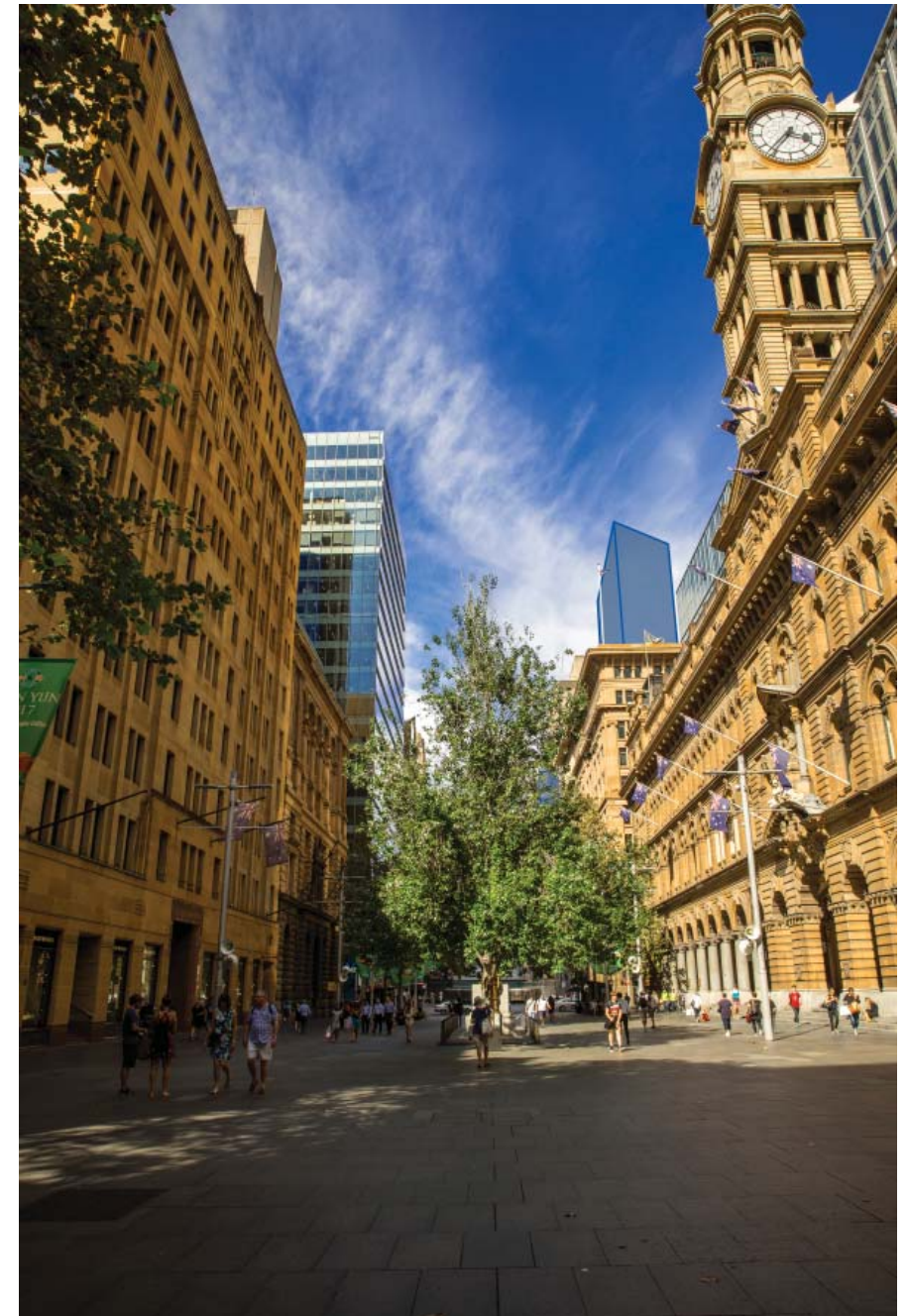


Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

Key Public Views

View B

24mm lens

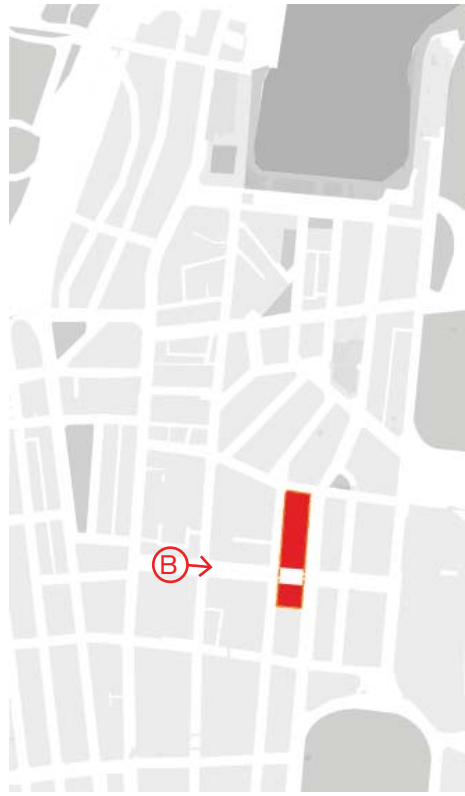


Figure 1_Key

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

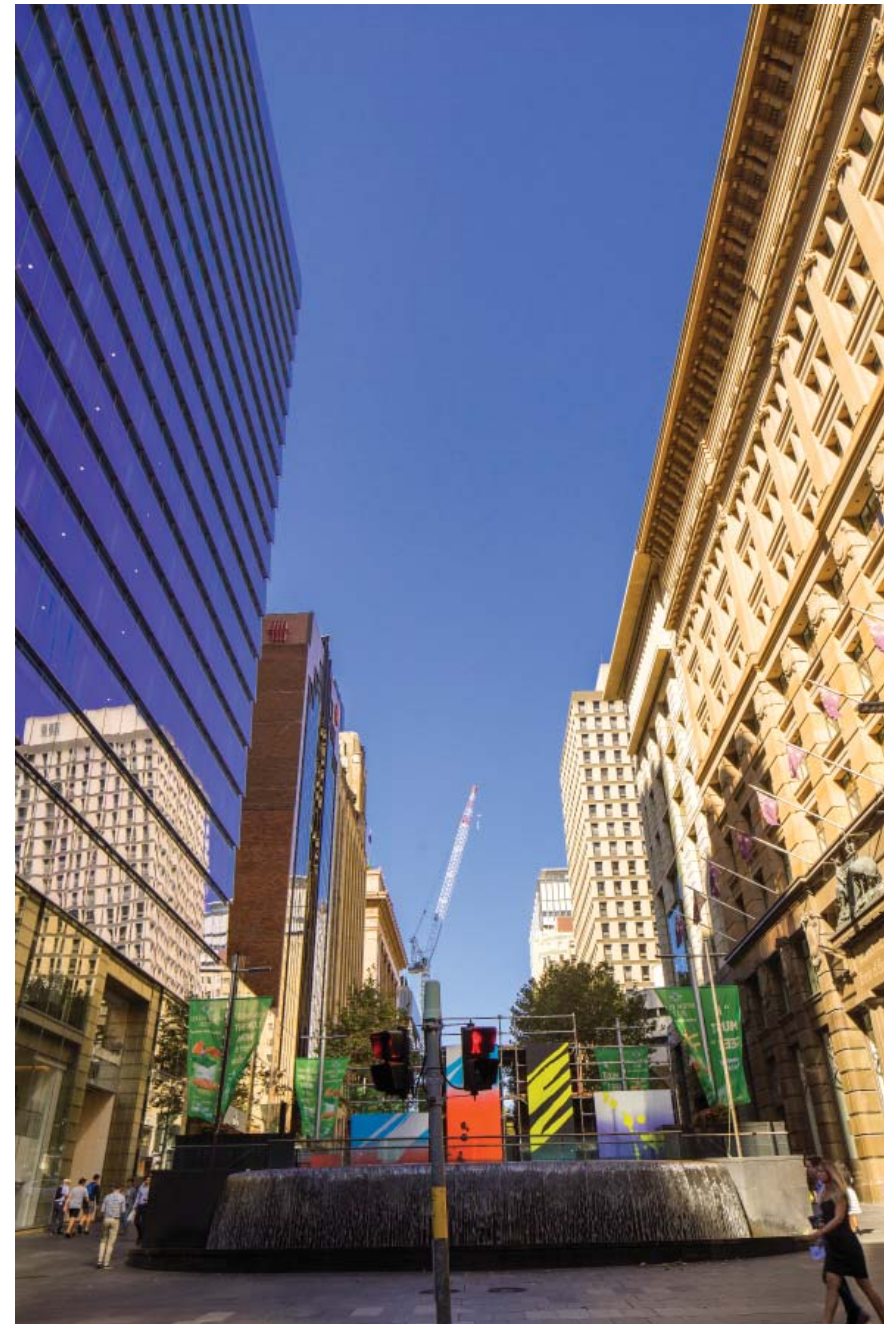


Figure 2_Existing

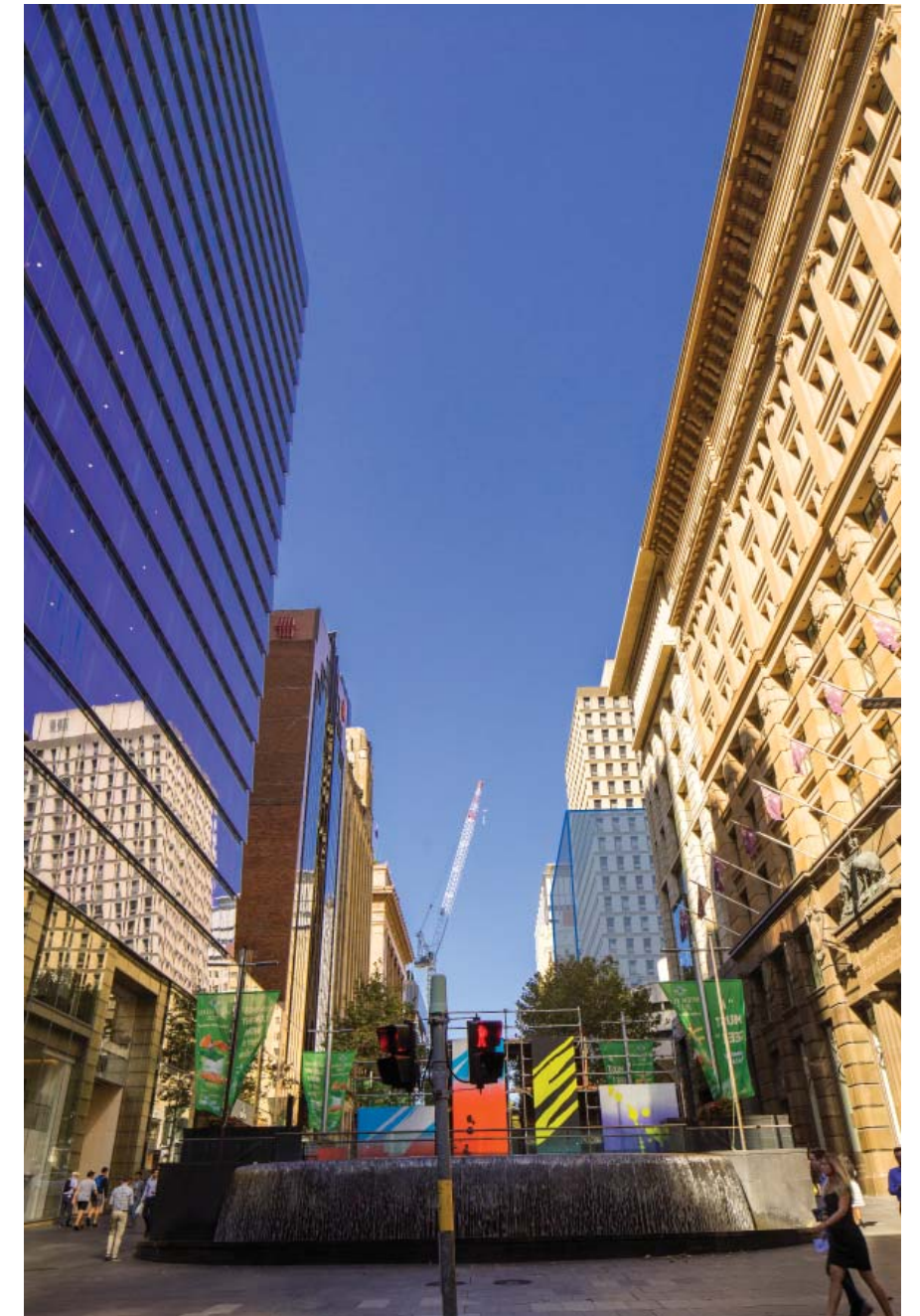


Figure 3_Proposed

Key Public Views

Key Public Views

View C

24mm lens

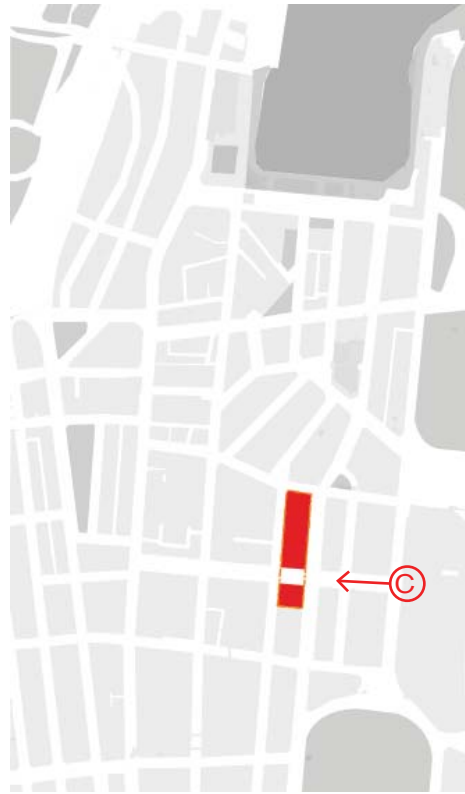


Figure 1_Key

- Legend
-  Martin Place Precinct
 -  Martin Place Precinct outline
 -  SSD DA envelope
 -  Compliant building envelope



Figure 2_Existing

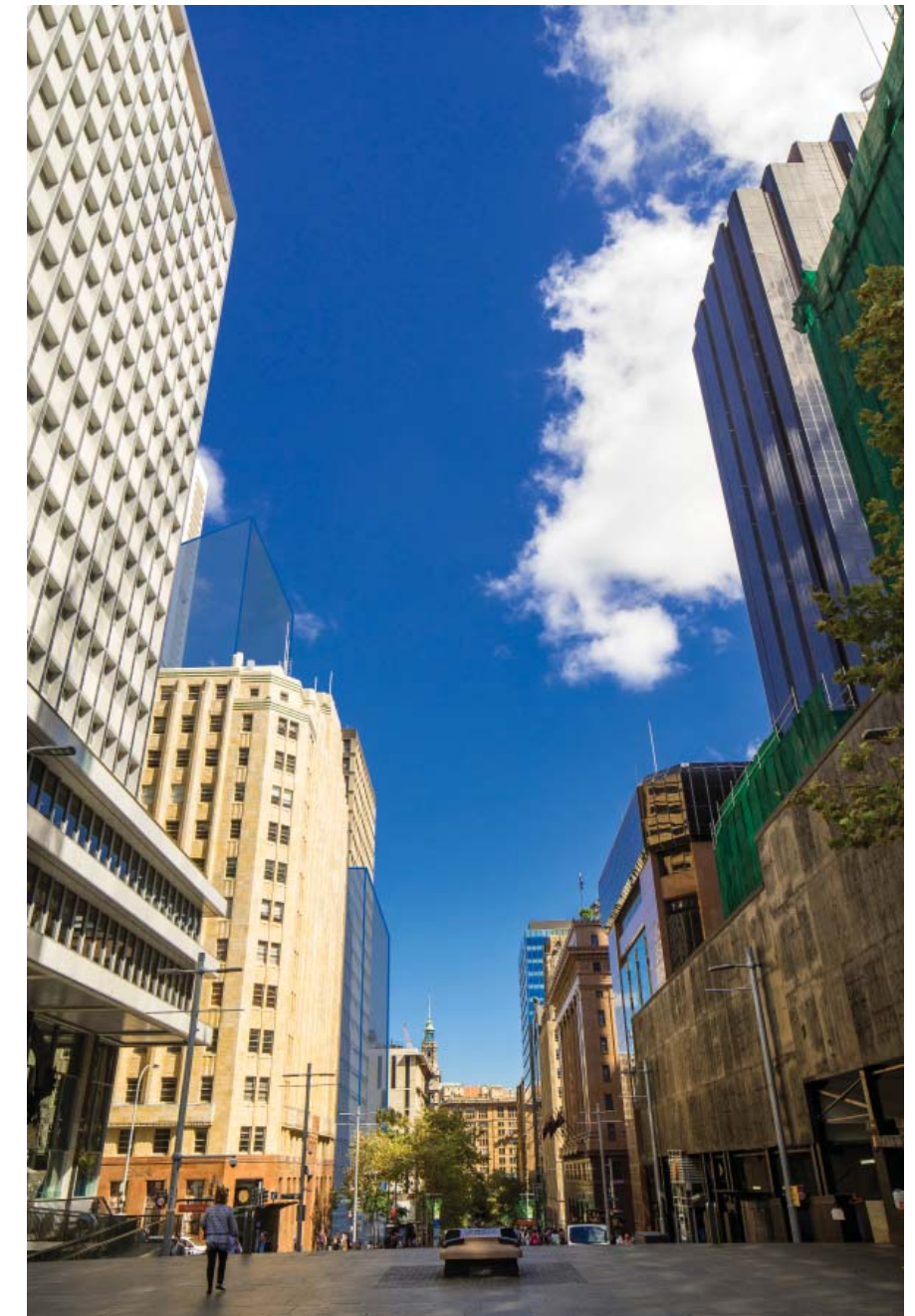


Figure 3_Proposed

Key Public Views

3.2 Chifley and Richard Johnson Squares

Overview



Figure 2_Key Views - Location Map

1_Martin Place. 2_Chifley Square. 3_Elizabeth Street. 4_Castlereagh Street. 5_City Skyline

Existing Situation

The north façade of the building envelope of the North Site is not impacted by any of the key views protected by the City of Sydney. (refer to Figure 1. Precinct located on Diagram C_49 extracted from Central Sydney Planning Strategy 2016 - Appendix C).

The North Site envelope plays an important role in the definition of two of the major public open spaces of the city, Chifley Square and Richard Johnson Square.

The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

The South Site is not visible from Chifley or Richard Johnson Square except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.

Key Public Views

3.2 Chifley and Richard Johnson Squares

Overview

Impact and Commentary

The proposed envelope for the North Site has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It re-enforces the existing street alignments and the principal of a threshold to this space at the point at which the city's structure changes. This relationship will be further enhanced by the implementation of the urban design principals which propose a detailed design relationship between the base of the north tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control. We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

_ The alignment of the north façade of the North Site plays an important role in the definition of Chifley Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the circular geometry of the distinctive north side of the square. The height of the building is roughly equivalent to that of the Deutsche Bank which defines the eastern corner of this space.

_ The alignment of the north façade of the North Site plays an important role in the definition of Richard Johnson Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the triangular geometry of the distinctive north side of the square.

_ The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.

_ The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

_ The change in street geometry at Hunter Street meant that axial views from the north are impacted by the towers to the south, meaning that the impact on views of the sky is less than would otherwise be the case.

_ The bend in street geometry of Hunter Street at Castlereagh Street means that axial views from the east and west are impacted by the towers beyond, meaning that the impact on views of the sky is less than would otherwise be the case.

_ The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

_ The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

Key Public Views

View D

24mm lens

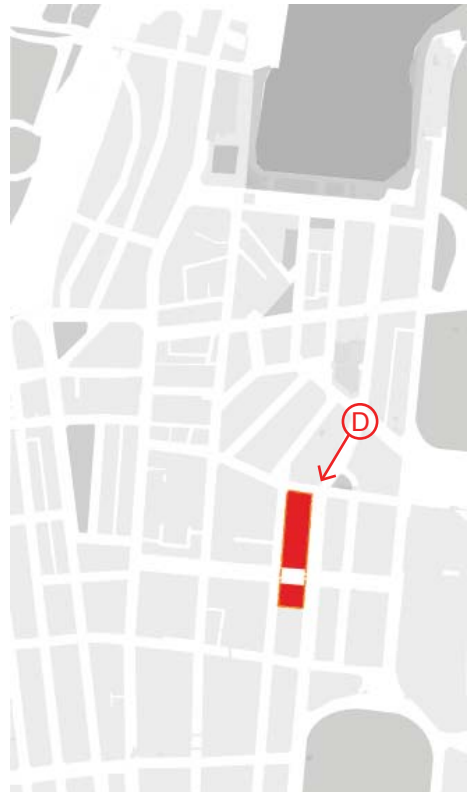


Figure 1_Key



Figure 2_Existing

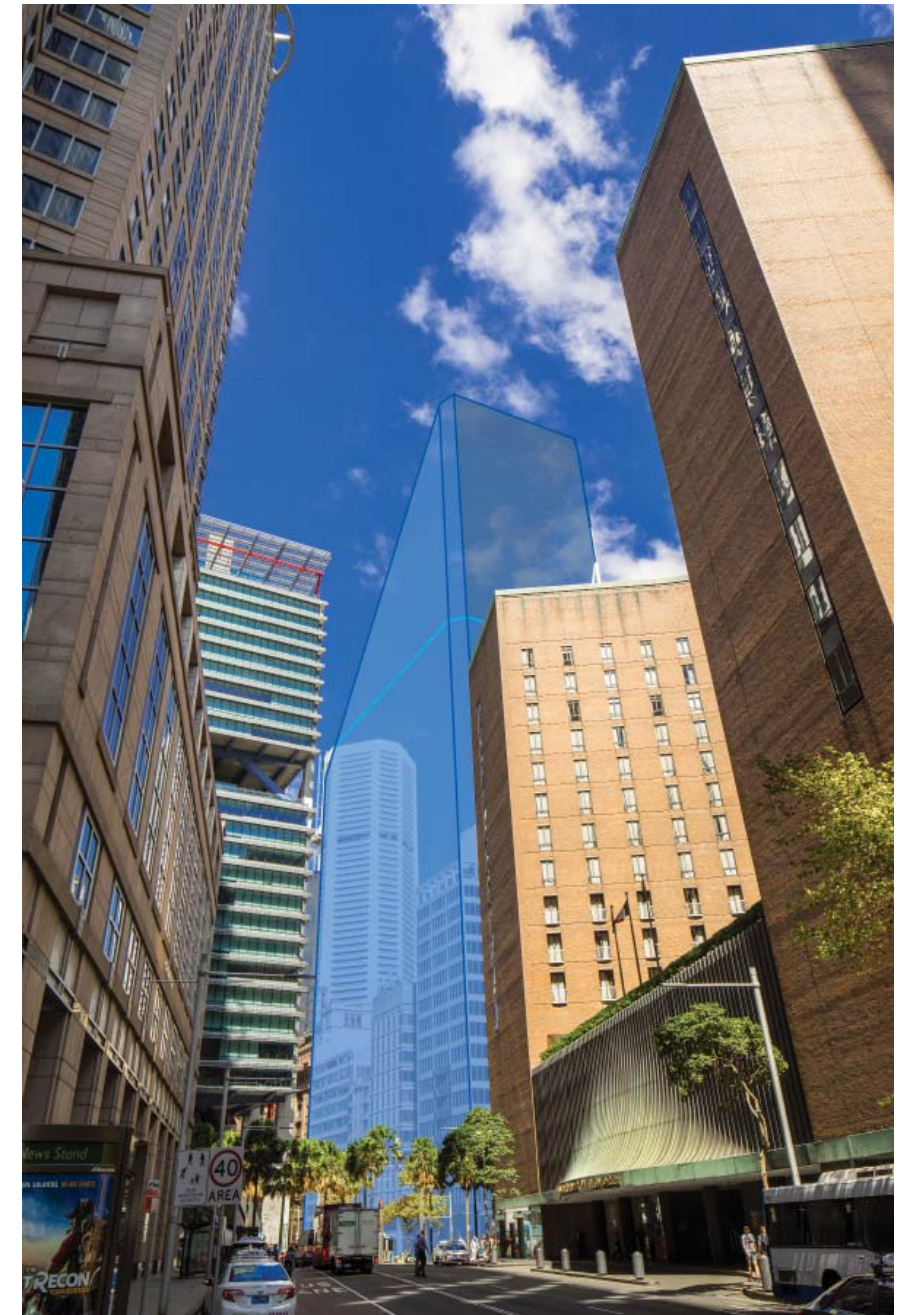





Figure 3_Proposed

- Legend
-  Martin Place Precinct
 -  Martin Place Precinct outline
 -  SSD DA envelope
 -  Compliant building envelope

Key Public Views

View E

24mm lens

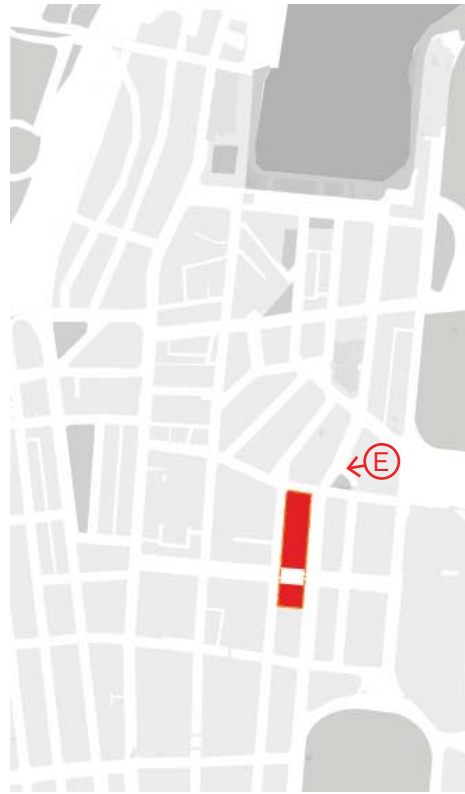


Figure 1_Key

- Legend
-  Martin Place Precinct
 -  Martin Place Precinct outline
 -  SSD DA envelope
 -  Compliant building envelope



Figure 2_Existing

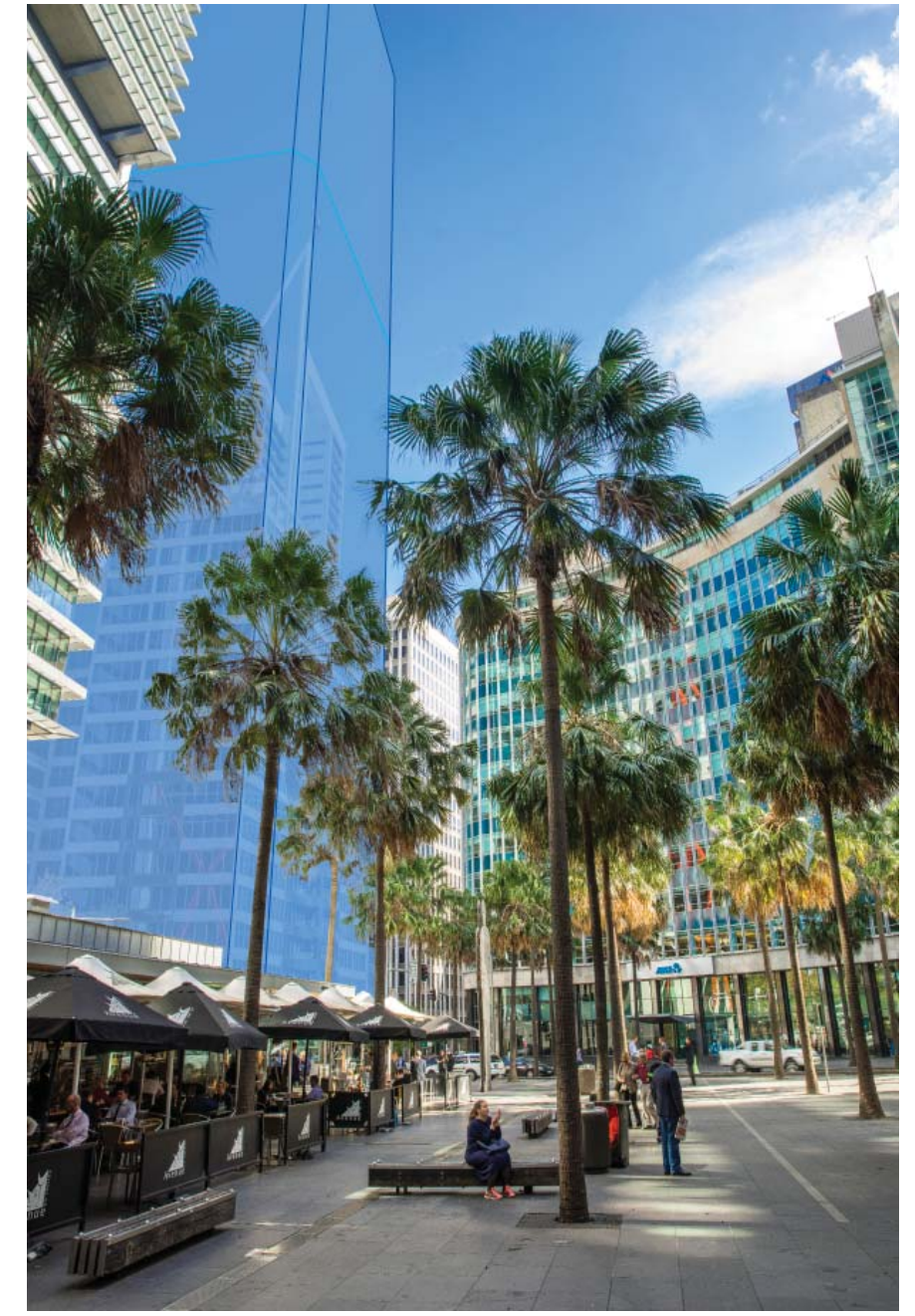


Figure 3_Proposed

Key Public Views

View F

24mm lens

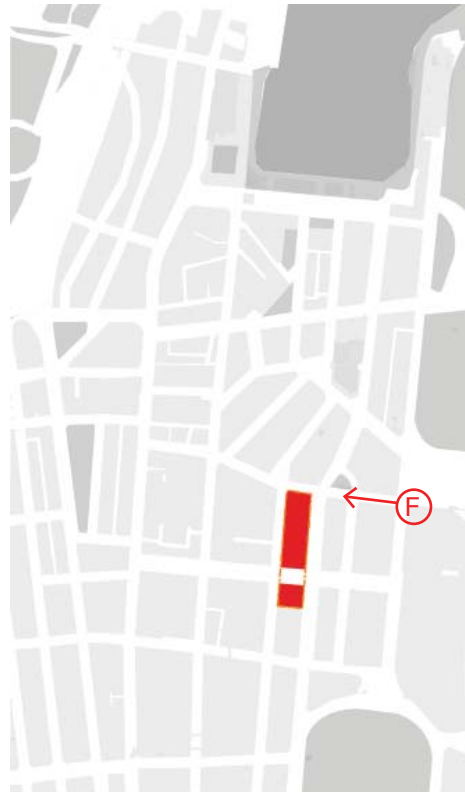


Figure 1_Key

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope



Figure 2_Existing

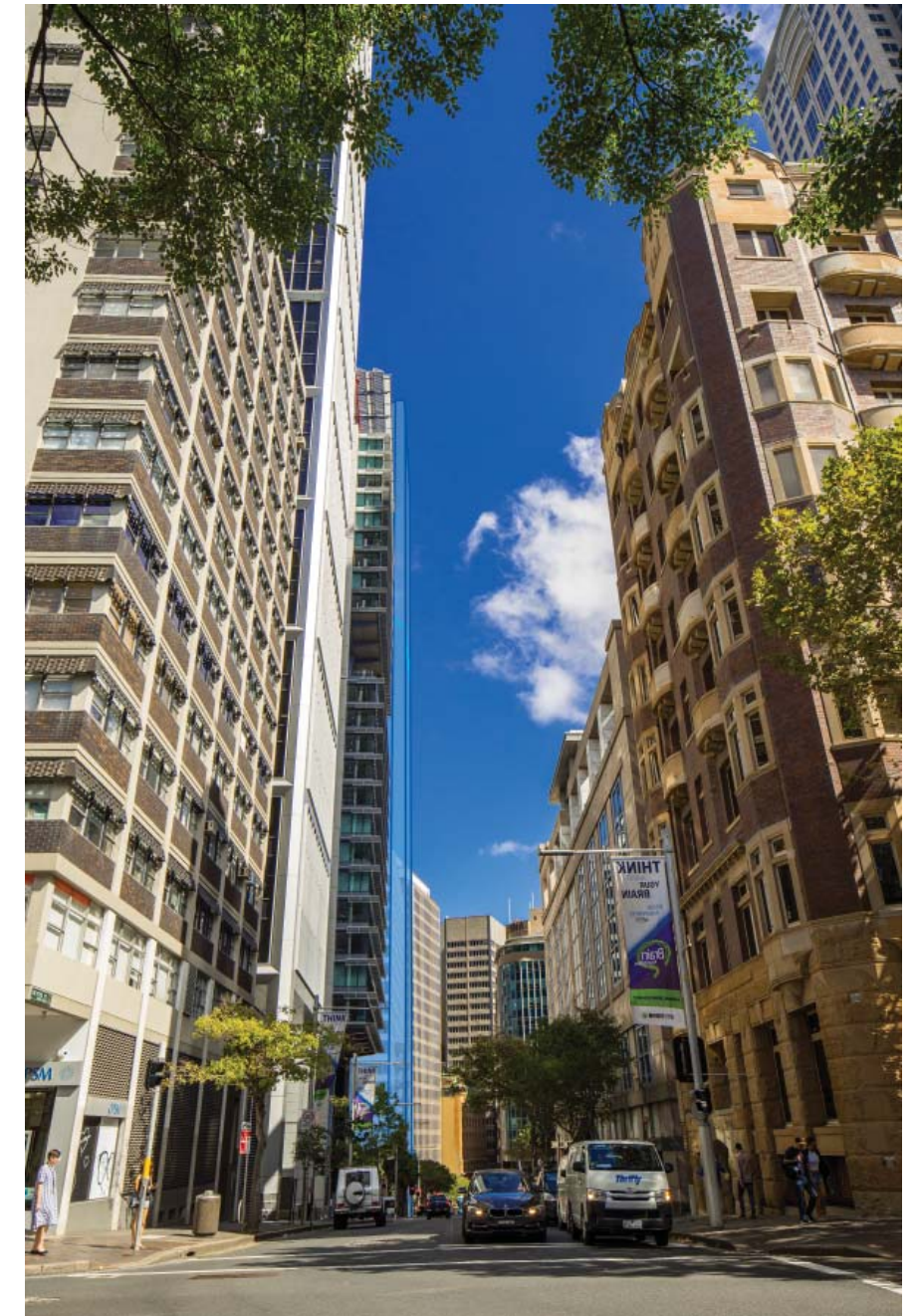


Figure 3_Proposed

Key Public Views

3.3 Elizabeth Street

Overview



Figure 2_Key Views - Location Map

Existing Situation

Elizabeth Street crosses some of the key views protected by the City of Sydney. These protected views are along the axis of Martin Place and are of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. (refer to Figure 1. Precinct located on Diagram C_49 extracted from Central Sydney Planning Strategy 2016 - Appendix C). These views are all maintained in the current situation.

Elizabeth Street also establishes long north-south views along the street from Central towards Hunter Street. The change in street geometry at Hunter Street means that these axial views are terminated at this point.

The impact of the SAP to the south of the site means that there are very few tall buildings to the south and high levels of views of the sky from Elizabeth Street to the south.

The existing building on the South Site is set back from the predominant street line and taller than the podium buildings that typically define Martin Place although relatively consistent with the buildings to the south. The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

Impact and Commentary

The proposed envelope for the South Site has a positive impact on the definition and character of Martin Place. It re-instates both the existing street alignments and the principal of a podium that reflects the predominant podium heights of Martin Place. This relationship will be further enhanced by the implementation of the urban design principals which propose a more direct relationship in podium heights between the south tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control

This setback is inconsistent with towers to the east of Martin Place.

Key Public Views

3.3 Elizabeth Street

Overview

For these reasons, whilst we are of the opinion that the setback for the tower to Martin Place is too large, the proposed envelope results in a neutral – positive view impact.

We do note that a zero setback is also proposed for the tower to the street resulting in some of loss of sky view along Elizabeth Street.

We are of the opinion that this greater impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

The tower forms plays an important role in emphasising the importance of Martin Place in the city, creating distinct thresholds at the entry to the space and differentiating it from surrounding streets.

The impact the Hyde Park SAP has to the south of the site means that there can be no new towers in this direction, meaning that there is a high level of access to sky views in this area. This also maximises the south towers capacity to act as a threshold to Martin Place.

The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The proposed envelope for the North Site has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It re-enforces the existing street alignments and the principal of a threshold to this space at the point at which the city's structure changes. This relationship will be further enhanced by the implementation of the urban design principals which propose a detailed design relationship

between the base of the north tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and has a zero setback to Elizabeth Street. As a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control. We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

The alignment of the north façade of the North Site plays an important role in the definition of Chifley Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the circular geometry of the distinctive north side of the square. The height of the building is roughly equivalent to that of the Deutsche Bank which defines the eastern corner of this space.

The alignment of the north façade of the North Site plays an important role in the definition of Richard Johnson Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the triangular geometry of the distinctive north side of the square.

The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.

The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

Key Public Views

View G

24mm lens

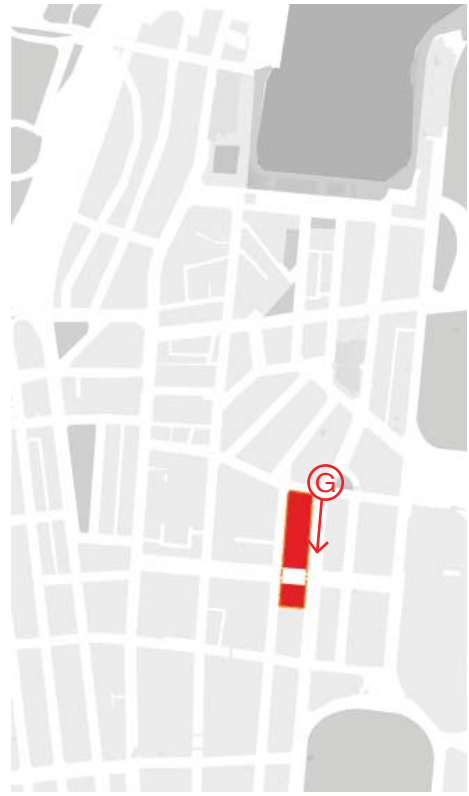


Figure 1_Key

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope



Figure 2_Existing



Figure 3_Proposed

Key Public Views

View H

24mm lens

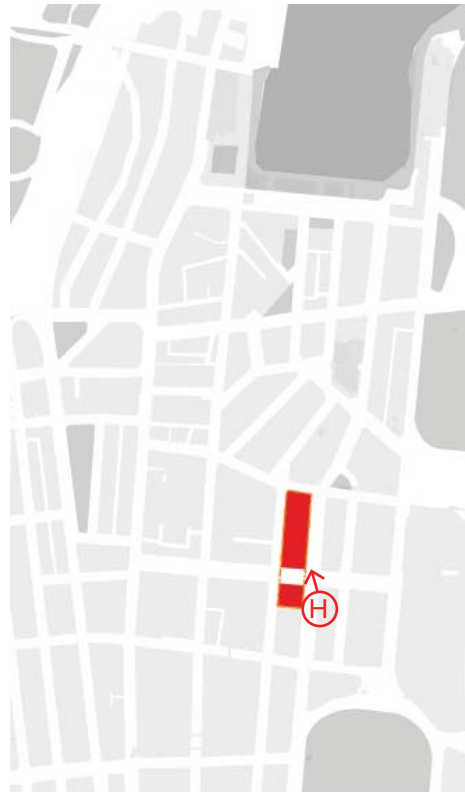


Figure 1_Key

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope



Figure 2_Existing

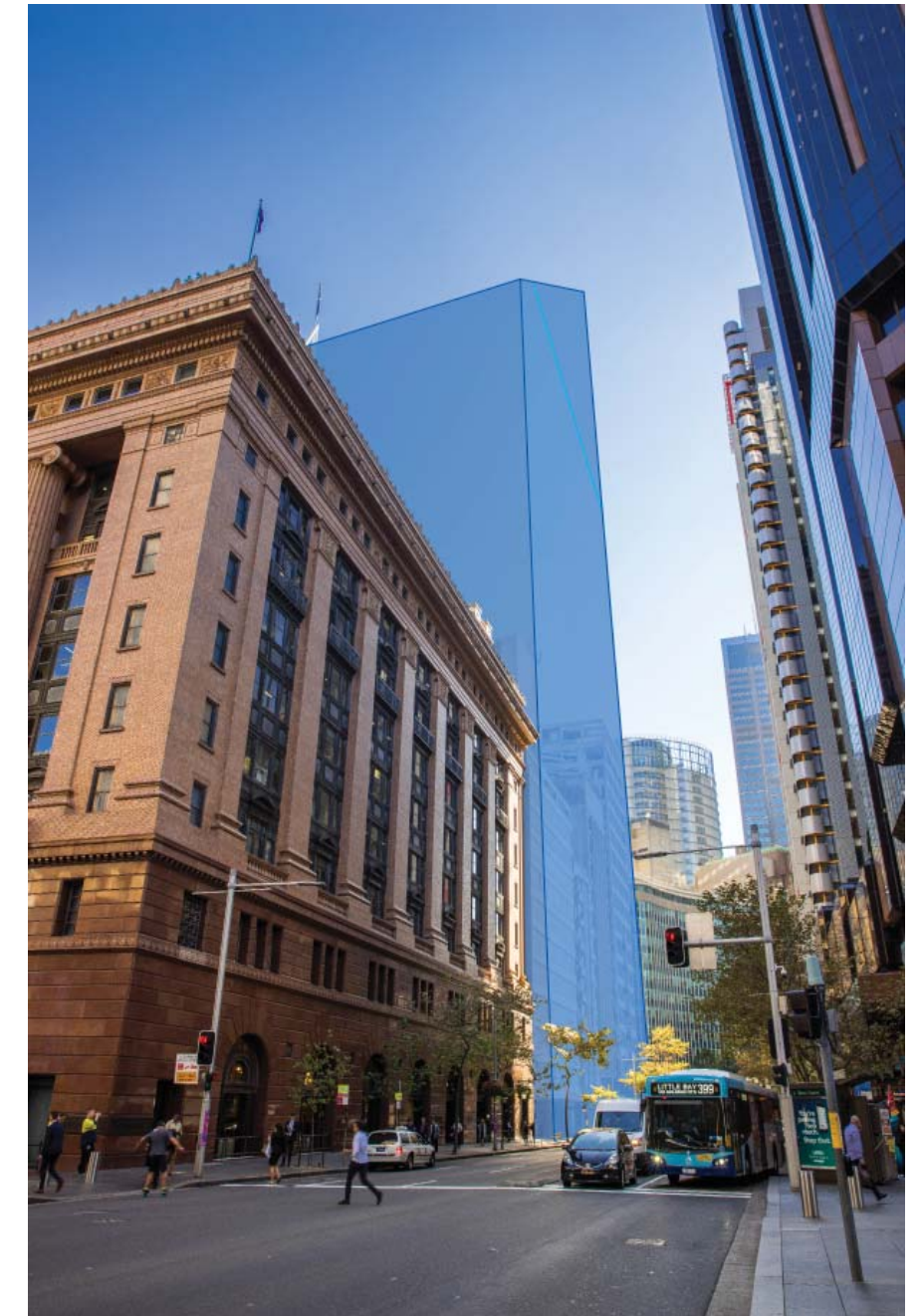


Figure 3_Proposed

Key Public Views

View I
24mm lens



Figure 1_Key

- Legend
-  Martin Place Precinct
 -  Martin Place Precinct outline
 -  SSD DA envelope
 -  Compliant building envelope



Figure 2_Existing

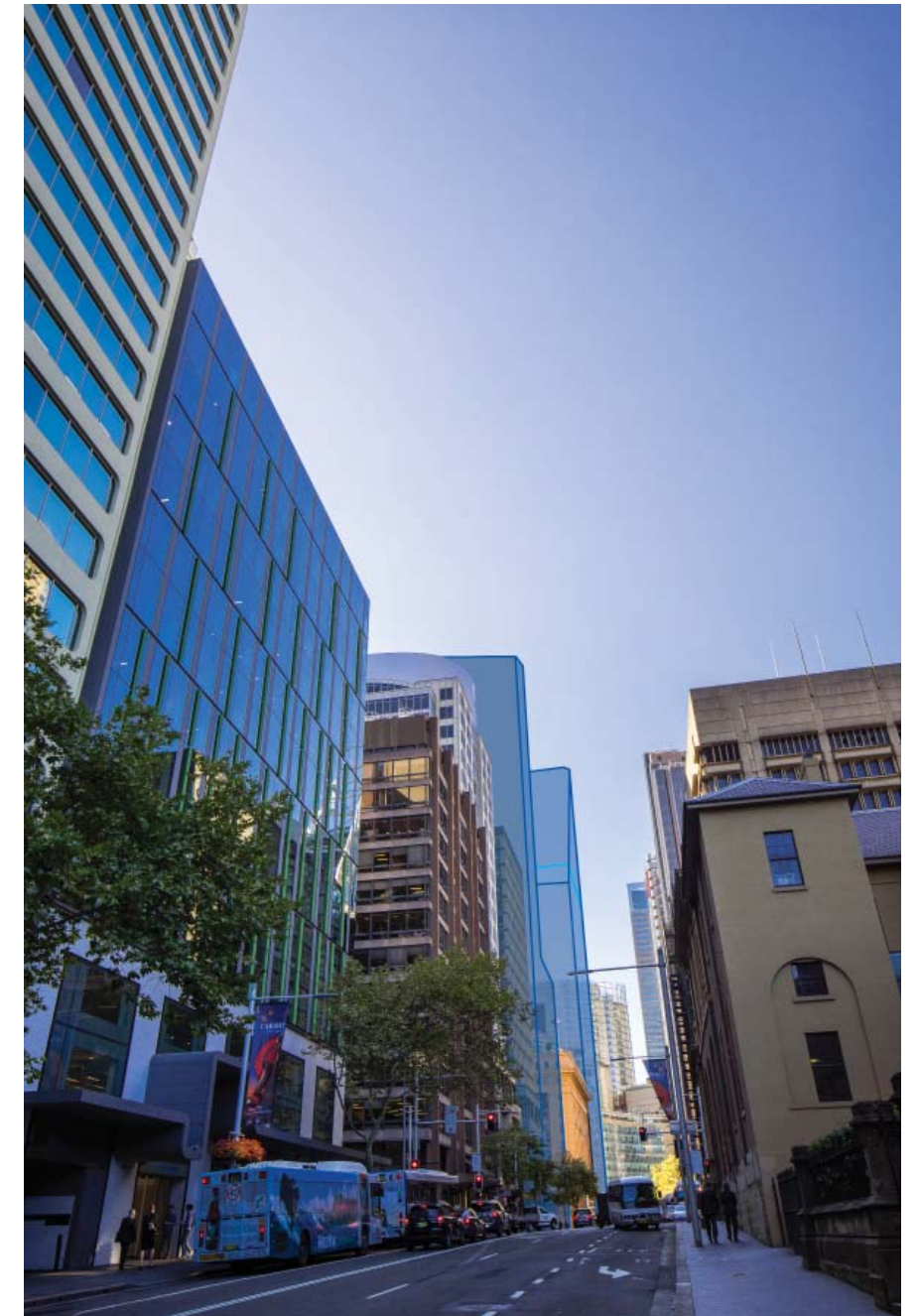


Figure 3_Proposed

Key Public Views

3.4 Castlereagh Street Overview



Figure 2_Key Views - Location Map

Existing Situation

Castlereagh Street crosses some of the key views protected by the City of Sydney. These protected views are along the axis of Martin Place and are of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. (refer to Figure 1. Precinct located on Diagram C_49 extracted from Central Sydney Planning Strategy 2016 - Appendix C). These views are all maintained in the current situation.

Castlereagh Street also establishes long north-south views along the street from the south towards Hunter Street. The change in street geometry at Hunter Street means that these axial views are terminated at this point.

The impact of the SAP to the south of the site means that there are very few tall buildings to the south and high levels of views of the sky from Castlereagh Street to the south.

The existing building on the South Site is set back from the predominant street line and taller than the podium buildings that typically define Martin Place although relatively consistent with the buildings to the south. The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

Impact and Commentary

The proposed envelope for the south site has a positive impact on the definition and character of Martin Place. It re-instates both the existing street alignments and the principal of a podium of the tower that reflects the predominant podium heights of Martin Place. This relationship will be further enhanced by the implementation of the urban design principals which propose a more direct relationship in podium heights between the south tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control.

Key Public Views

3.4 Castlereagh Street

Overview

This setback is inconsistent with towers to the east of Martin Place.

For these reasons, whilst we are of the opinion that the setback for the tower to Martin Place is too large, the proposed envelope results in a neutral – positive view impact.

We do note that a zero setback is also proposed for the tower to the street resulting in some of loss of sky view along Castlereagh Street.

We are of the opinion that this greater impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

The tower forms plays an important role in emphasising the importance of Martin Place in the city, creating distinct thresholds at the entry to the space and differentiating it from surrounding streets.

The impact the Hyde Park SAP has to the south of the site means that there can be no new towers in this direction, meaning that there is a high level of access to sky views in this area. This also maximises the south towers capacity to act as a threshold to Martin Place.

The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case. The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The proposed envelope for the North Site has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It reinforces the existing street alignments and the principal of a threshold to this space at the point at which the city's structure changes. This relationship will be further enhanced by the implementation of the urban design principals which propose a detailed design relationship between the base of the north tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and has a zero setback to Elizabeth Street. As a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control. We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

The alignment of the north façade of the North Site plays an important role in the definition of Chifley Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the circular geometry of the distinctive north side of the square. The height of the building is roughly equivalent to that of the Deutsche Bank which defines the eastern corner of this space.

The alignment of the north façade of the North Site plays an important role in the definition of Richard Johnson Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the triangular geometry of the distinctive north side of the square.

The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.

The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

Key Public Views

View J

24mm lens

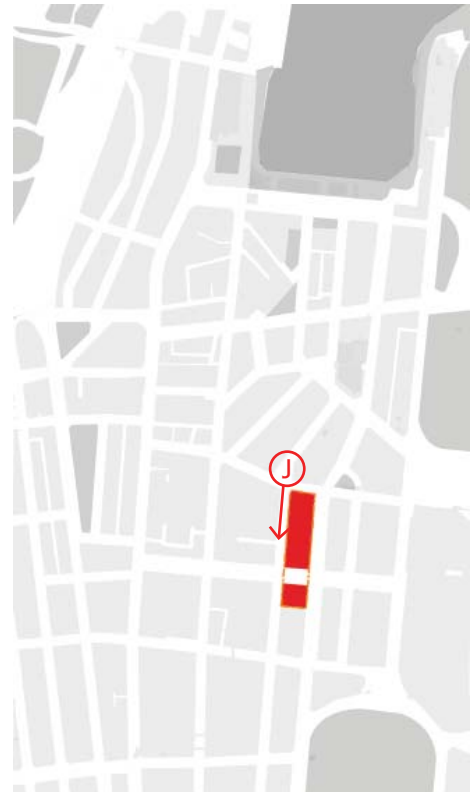


Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

Key Public Views

View K

24mm lens

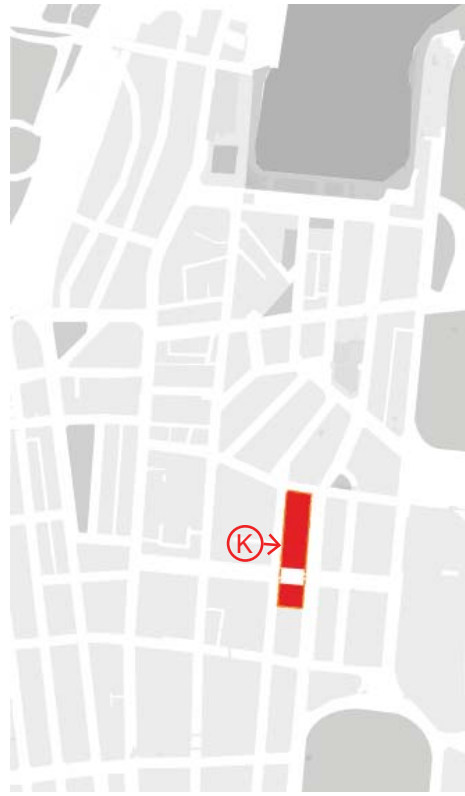


Figure 1_Key

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope



Figure 2_Existing

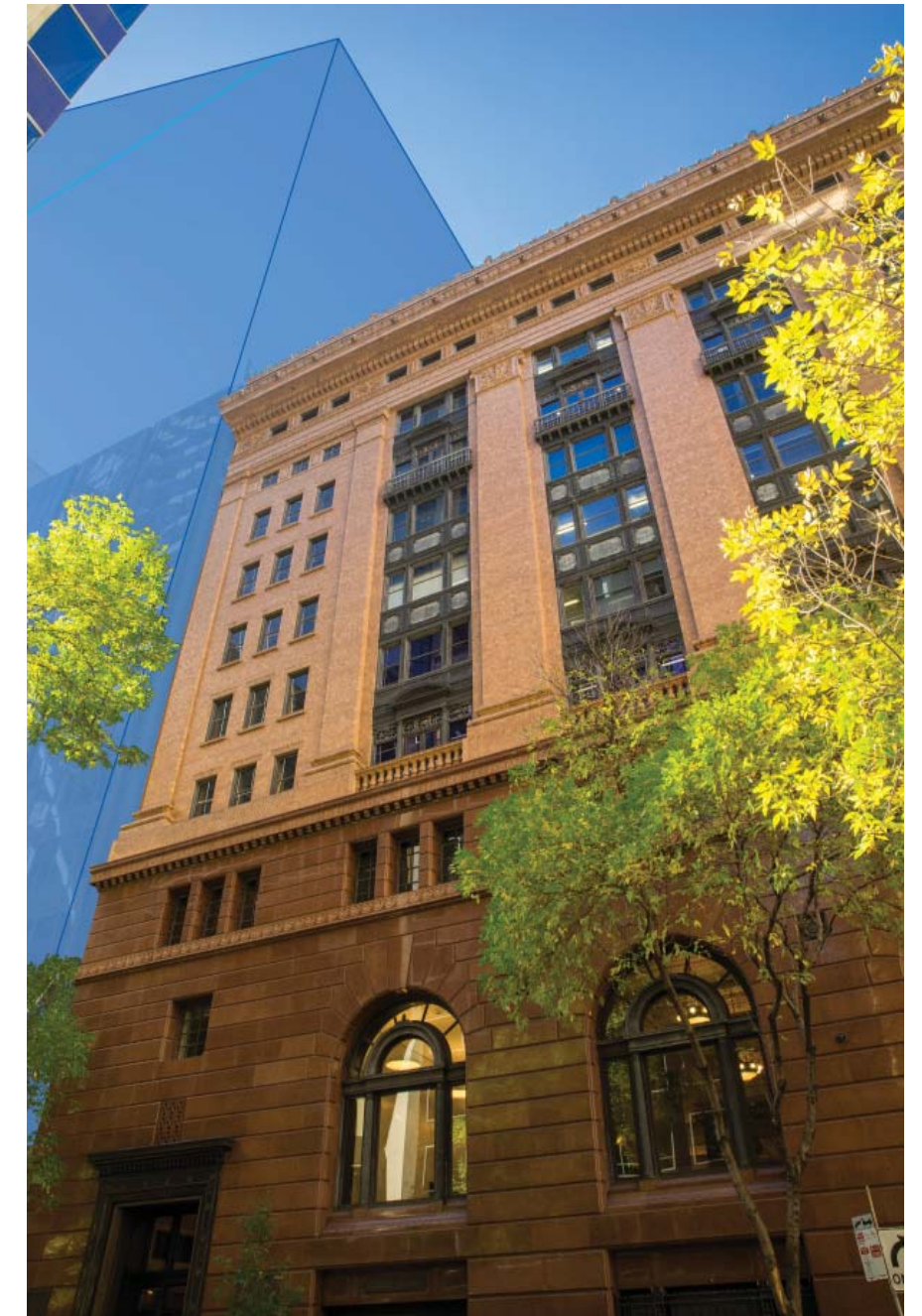


Figure 3_Proposed

Key Public Views

View L

24mm lens

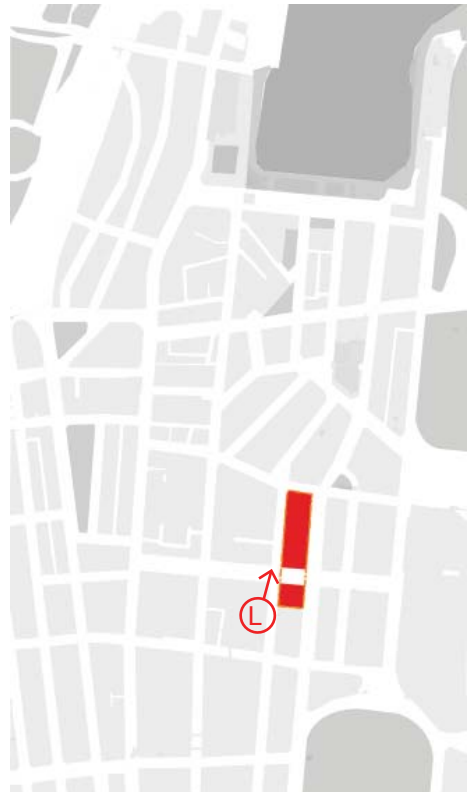


Figure 1_Key



Figure 2_Existing

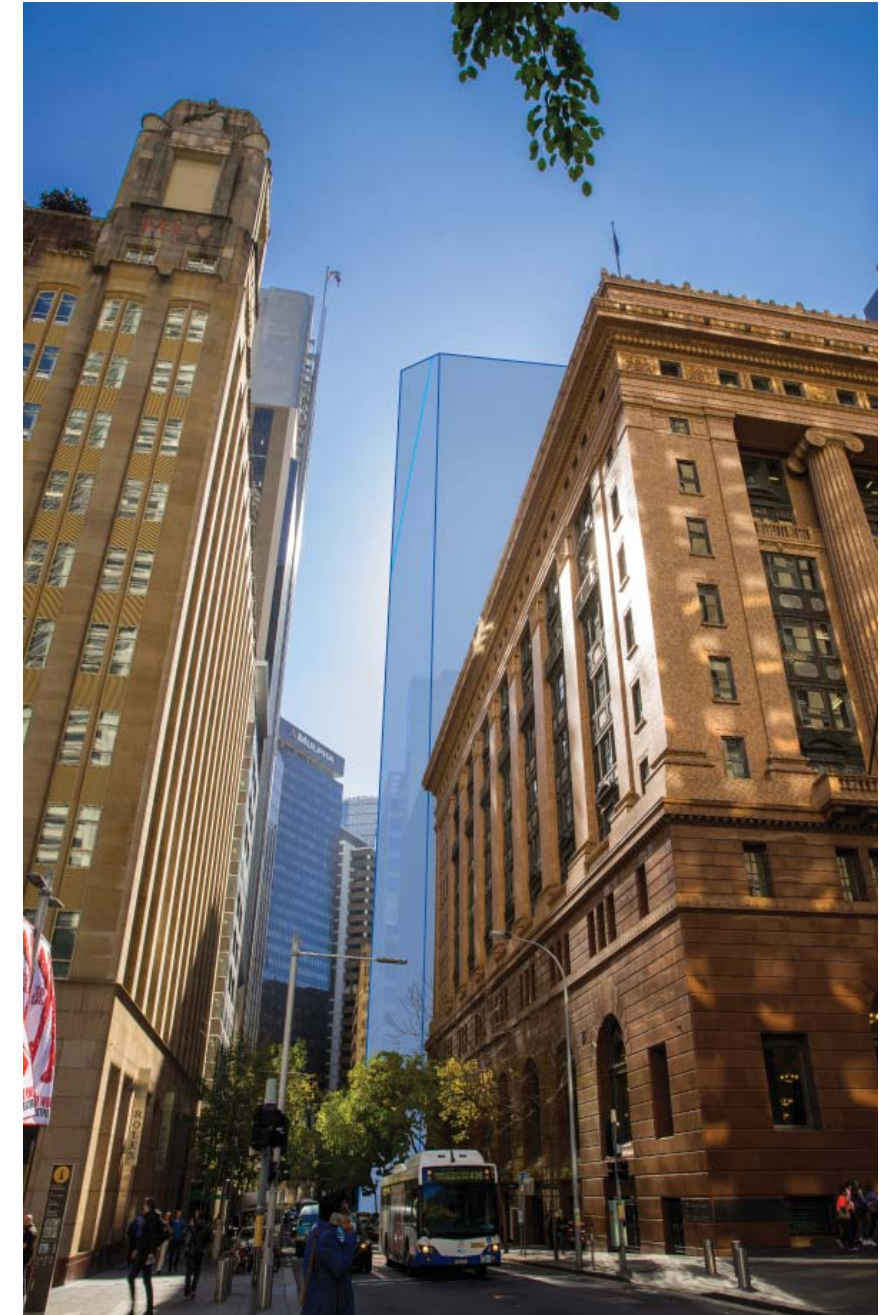


Figure 3_Proposed

- Legend
-  Martin Place Precinct
 -  Martin Place Precinct outline
 -  SSD DA envelope
 -  Compliant building envelope

Key Public Views

View M

24mm lens



Figure 1_Key

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

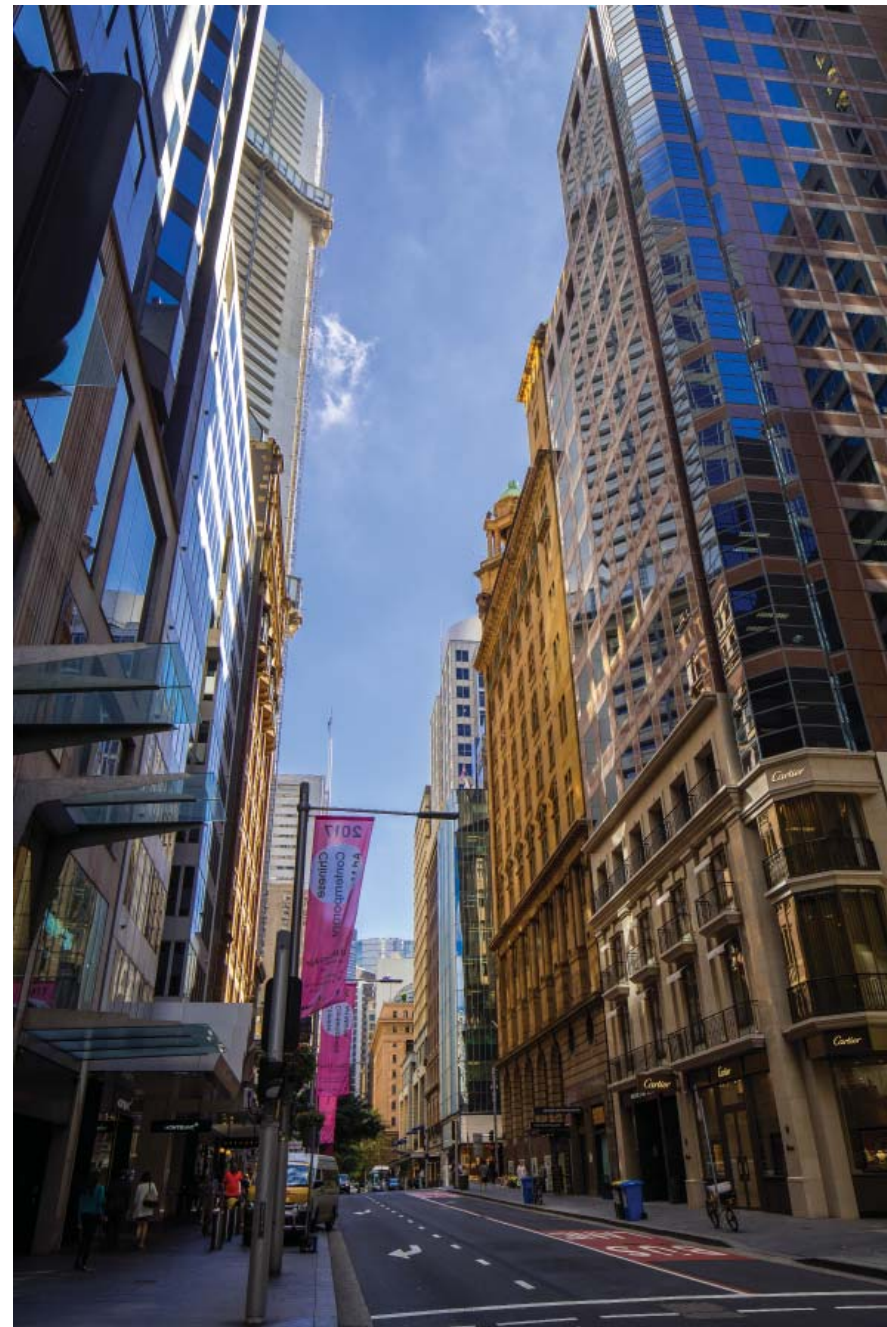


Figure 2_Existing

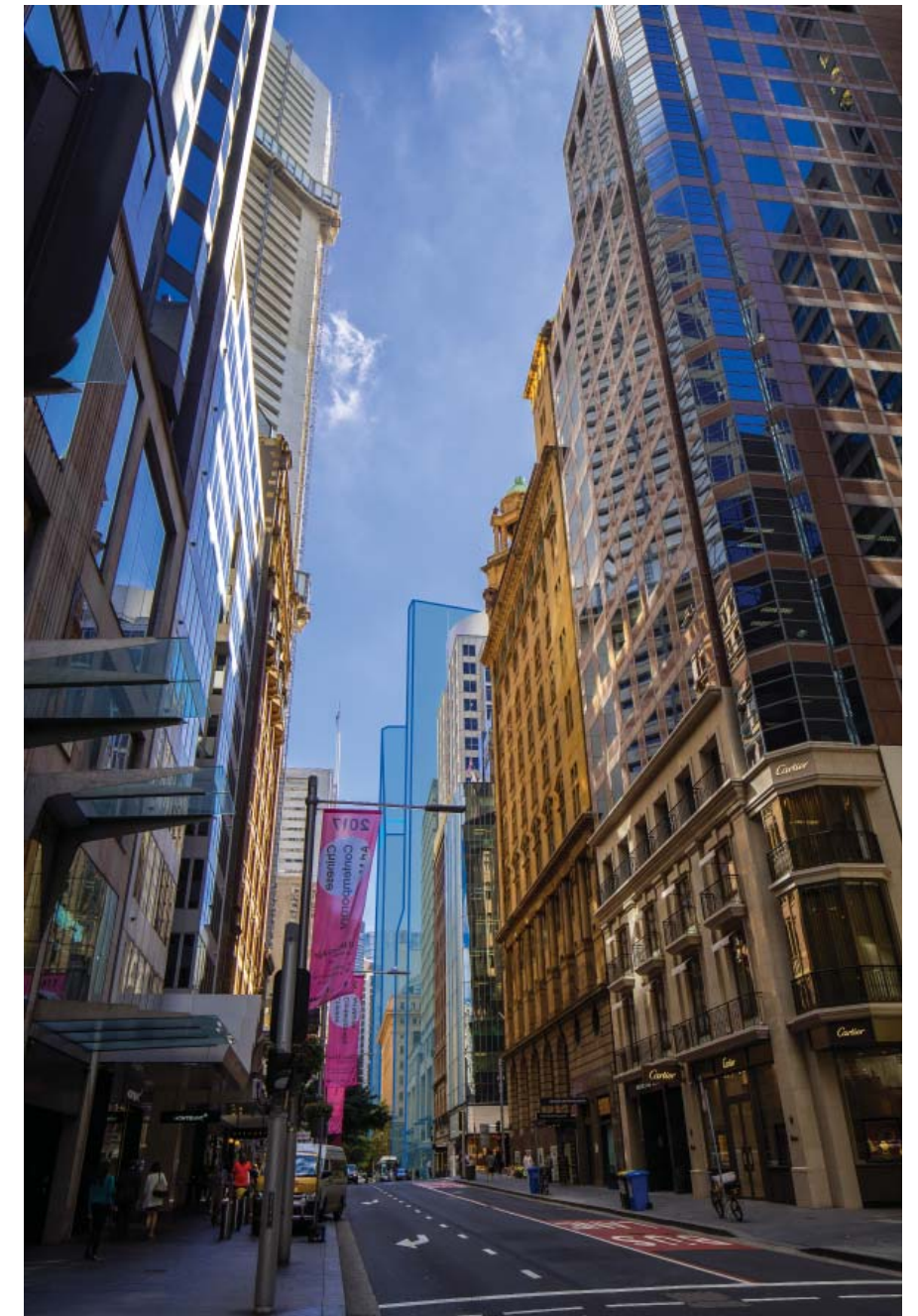


Figure 3_Proposed

Key Public Views
3.5 City Skyline
Overview

Existing Situation

The height of the existing buildings on the North and South Sites are such that they do not form a significant component in the skyline of the city.

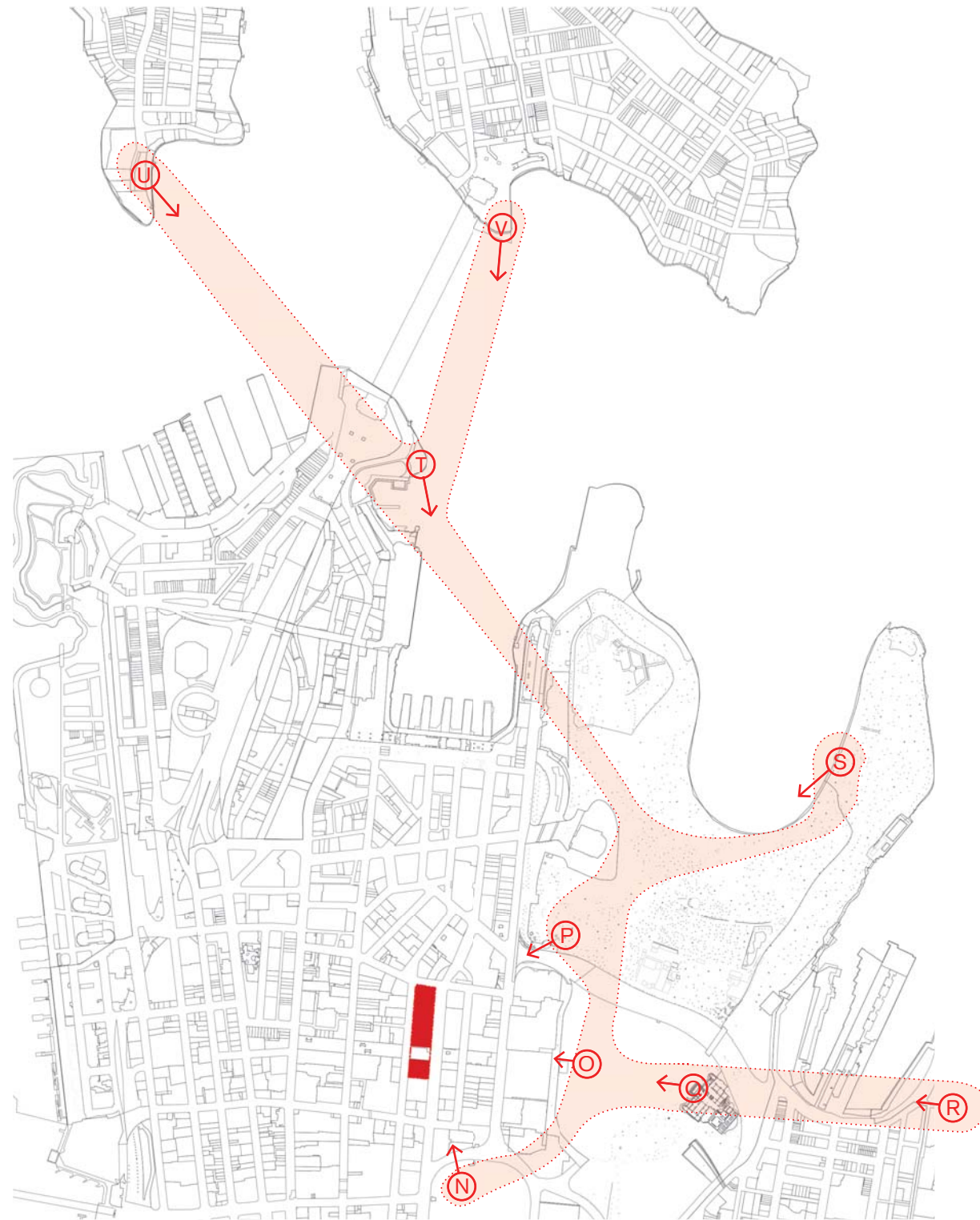


Figure 2_Key Views - Location Map

Key Public Views

3.5 City Skyline

Overview

Impact and Commentary

The proposed towers for both the North and South Sites are taller than the existing building and as such become part the city's skyline when viewed from the eastern side of the city. They have relatively minor impacts on the view of the sky from these remote locations. This built form is anticipated by the city's SAP height control and we are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

_The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

_The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

_The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.

_The tower forms plays an important role in emphasising the importance of Martin Place in the city, creating distinct thresholds at the entry to the space and differentiating it from surrounding streets.

Key Public Views

View N

24mm lens



Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

Key Public Views

View O

24mm lens

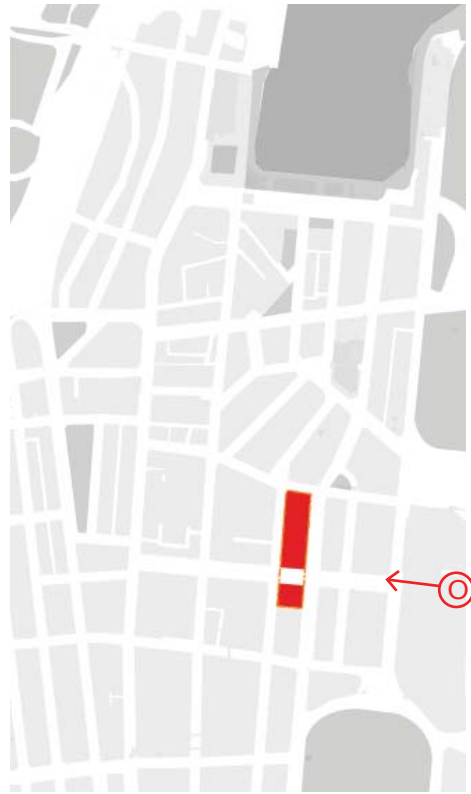


Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

Key Public Views

View P

24mm lens

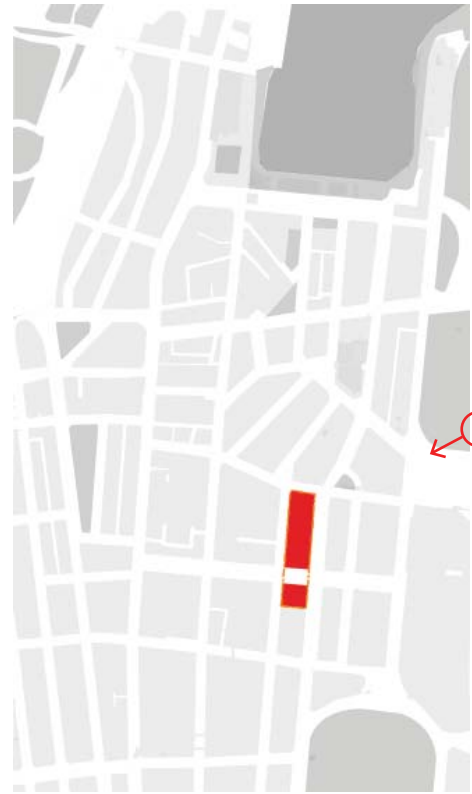


Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

Key Public Views

View Q

24mm lens



Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

Key Public Views

View R

24mm lens



Figure 1_Key

Figure 2_Existing

Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
- Compliant building envelope

Key Public Views

View S

35mm lens



Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

Key Public Views

View T

24mm lens



Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

Key Public Views

View U

35mm lens



Figure 1_Key

Figure 2_Existing

Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope

Key Public Views

View V

35mm lens

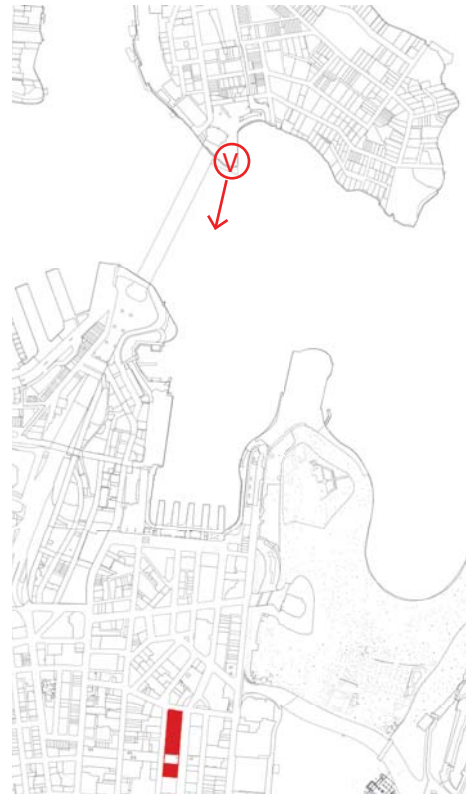


Figure 1_Key

Figure 2_Existing

Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  SSD DA envelope
-  Compliant building envelope



Conclusions

04

Conclusions

The view impact montages enclosed within this report demonstrate the impact of the SSDA envelope. The Urban Design report that forms part of this application overlays additional controls that provide further guidance on building form and articulation to address view impacts. The diagram to the right (Figure 1) is indicative of the objectives of the Urban Design Principles in the context of the envelope and should be considered when reviewing the view impact montages.

In our view the proposal is consistent with the guidelines set out in the DCP in that it has acceptable impacts on views from the public domain.

In detail we note the following;

_The South Site

_Views up and down Martin Place are maintained and enhanced with the City's key views of views of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital maintained.

_Street views to the north and south along Elizabeth and Castlereagh Streets are maintained by the proposal.

_The built form relationship to the heritage items of both Martin Place and 50 Martin Place is enhanced by maintaining the street wall alignment of Martin Place, Castlereagh and Elizabeth Streets.

_The built form relationship to the heritage items of both Martin Place and 50 Martin Place is enhanced through the proposed podium street wall height responding to that of 50 Martin Place.

_The SSDA's envelope maintains the 25m setback proposed for above podium towers for Martin Place. This setback is inconsistent with towers to the east of Martin Place.

_The zero street setbacks to Elizabeth and Castlereagh streets provide a distinct threshold to Martin Place from the south.

_The North Site

_Street views are maintained by the proposal however we note that long views to the north, east and west are limited by the topographic, non-orthogonal arrangement of the street network.

_Street views from and to the public spaces of Chifley and Richard Johnson Square are maintained with some opening up of these views.

_Views of the heritage items, City Mutual Life Assurance Building and Qantas House are maintained by the retention of built form alignments of Castlereagh, Elizabeth Street and Hunter Streets.

_The proposed envelope provides a strong southern definition of both Chifley Square and Richard Johnson Square through the alignment of the north façade with those of 8 Chifley and the Deutsche Bank building.

_This built form alignment forms a strong built form relationship in the skyline of the city at the location of these public spaces and the change in city morphology at Hunter Street.

_Zero setbacks to Elizabeth Street and Castlereagh Street relates to the zero street setbacks of both 8 Chifley and the Deutsche Bank building, enhancing the southern definition of both Chifley Square and Richard Johnson Square.

_The DCP compliant envelope is potentially shorter than the proposed envelope for the North Site due to the lower FSR applicable to the site under the current controls as shown in the enclosed diagrams. We are of the opinion that the proposed building envelope for the North Site represents an improved urban design outcome when compared to the compliant envelope for the reasons set out in the Urban Design Report.

In this context we note the following:

_There is a greater loss of view of sky in the proposed envelope than the compliant envelope.

_There is an improved built form definition of Chifley Square through the improved definition of the southern side of the square and through the equivalent heights of the Deutsche Bank building and the proposed envelope for the North Site.

_The proposed envelope through its relationship with the north facades of the Deutsche Bank building and 8 Chifley make the historic development of the city, particularly the change in street structure at Hunter Street, legible in the city skyline.

_The proposed envelope supports the core sustainability principal of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

_The proposed envelope supports the idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city's infrastructure and it is appropriate that it is recognised in the built form of the OSD.

We note that generally the proposal has an increased visual impact due to the increase in the bulk of the proposal when compared to the precinct's existing buildings. However, we are of the opinion that this impact is minor in extent and we consider that this built form can play an important role in enhancing the morphology of the city and the definition of Martin Place, Chifley Square and Richard Johnson Square. The increase in both extent and importance of the built form of the proposed towers of the precinct is an appropriate response to the importance of the role the new transport interchange and development will have in the city.

We also note that the final design solution has the opportunity to improve the view and built form relationships through the ongoing detailed architectural and urban design process. This design process will further enhance the characters and public domain of the Sydney Metro and Martin Place Station Precinct.

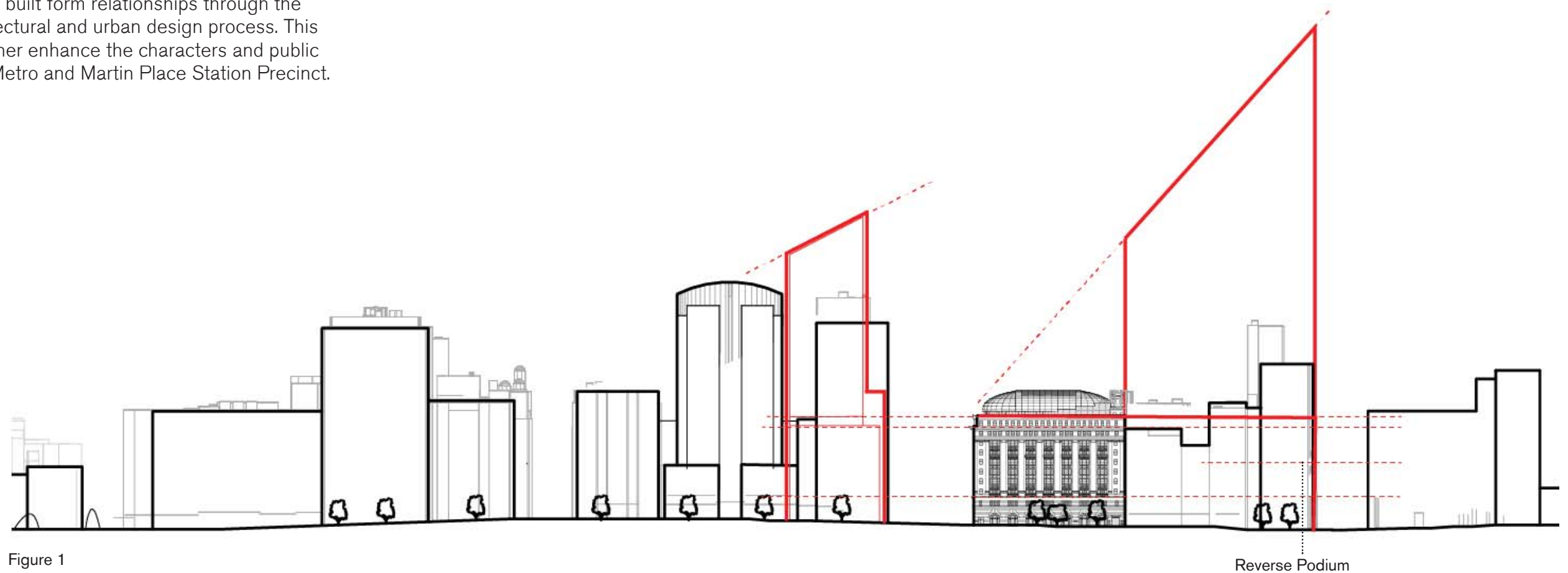


Figure 1

- Respond to principle alignments of 50 Martin Place
- Podium to relate to alignments of 50 Martin Place as shown in Urban Design Report
- Reverse Podium setback at Hunter Street is proposed in line with the urban design principle